

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: <div>29</div>				
% of Funds Committed	<div>94.34</div> %	<div>96.29</div> %	<div>25</div>	<div>93.55</div> %	<div>51</div>	<div>54</div>	
% of Funds Disbursed	<div>86.00</div> %	<div>90.72</div> %	<div>26</div>	<div>86.03</div> %	<div>44</div>	<div>43</div>	
Leveraging Ratio for Rental Activities	<div>56.49</div>	<div>5.02</div>	<div>1</div>	<div>4.83</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>90.42</div> %	<div>1</div>	<div>81.34</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>68.37</div> %	<div>69.64</div> %	<div>19</div>	<div>70.65</div> %	<div>37</div>	<div>37</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>100.00</div> %	<div>82.06</div> %	<div>1</div>	<div>81.57</div> %	<div>100</div>	<div>100</div>	
% of 0-30% AMI Renters to All Renters***	<div>0.00</div> %	<div>36.50</div> %	<div>29</div>	<div>45.66</div> %	<div>0</div>	<div>0</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>100.00</div> %	<div>98.57</div> %	<div>1</div>	<div>96.25</div> %	<div>100</div>	<div>100</div>	
Overall Ranking:			In State:	<div>20</div> / <div>29</div>	Nationally:	<div>45</div> <div>41</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$62,500</div>	<div>\$19,879</div>		<div>\$27,146</div>	<div>4</div> Units	<div>1.70</div> %	
Homebuyer Unit	<div>\$16,382</div>	<div>\$16,451</div>		<div>\$15,140</div>	<div>234</div> Units	<div>98.30</div> %	
Homeowner-Rehab Unit	<div>\$0</div>	<div>\$16,105</div>		<div>\$20,860</div>	<div>0</div> Units	<div>0.00</div> %	
TBRA Unit	<div>\$0</div>	<div>\$6,080</div>		<div>\$3,210</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.9 %

1.2 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	100.0	6.0	0.0	0.0	Single/Non-Elderly:	0.0	27.8	0.0	0.0
Black/African American:	0.0	87.2	0.0	0.0	Elderly:	100.0	1.7	0.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	0.0	52.1	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	16.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	1.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	2.6	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	3.8	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	100.0	25.2	0.0	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	0.0	31.2	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	20.1	0.0	0.0	Other:	0.0			
4 Persons:	0.0	11.5	0.0	0.0	No Assistance:	100.0			
5 Persons:	0.0	7.3	0.0	0.0					
6 Persons:	0.0	2.6	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	1.7	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester State: PA Group Rank: 45
 (Percentile)
 State Rank: 20 / 29 PJs Overall Rank: 41
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	68.37	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	1.95	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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